

FINAL MINUTES OF THE JUNE 16, 2011, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 16<sup>TH</sup> DAY OF JUNE 2011,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 16<sup>th</sup> day of June, 2011, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Jack Harrington, Calvin Harris, Lanny Slaughter, Dick Hutchinson  
Bill Guion, Baxter Strain and Bob Williams

Also present were Tim Coursey, Lenita Knight,  
Mitch Stringer, Taravia Harris and Attorney Andy Clark.

Guests: J. Carl Franco, Phillip LeRoux and Jan Collins

At 8:35 a.m., Chairman Harris announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Harrington made a motion to adopt the agenda as presented. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes of the May 12, 2011 MCEDA Board meeting. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Coursey presented Carl Franco of JH&H Architects Planners Interiors, who is serving as project manager for the 152 Watford Parkway Drive renovations. Mr. Franco reported that 6 bids were received to complete the restroom additions and break room at the 152 Watford Parkway location. Bids were received from Cal-Mar Construction Co., Fair Oaks Construction, Gulf South Construction Co, Management Services Resource, Ralph McKnight & Son Construction, Inc., and Southern Rock. The 2 lowest bids were received from Fair Oaks Construction at \$105,386.00 with an add alternate of \$13,501.00 and Management Services Resource, LLC. at \$107,312.00 with an add alternate of \$9,207.00. Mr. Franco stated that there is a 90 day schedule with an understanding of tenants on site during construction.

Mr. Harrington made a motion to award the contract to Management Services Resource, LLC. as a result of the bid presented to include the add alternate in the amount of \$116,519. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Phillip LeRoux, with Summers, Green, LeRoux, LLP, presented the audit report for MCEDA for the year ending September 31, 2010. Mr. LeRoux stated that the audit was completed without challenge. Mr. Harrington made a motion to approve the Audit Report of year ending September 30, 2010 as presented. After a second by Mr. Williams the motion was unanimously approved.

Mr. Slaughter made a motion to approve the financial report as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey reported that the MEDC Summer conference is scheduled for July 13, 14 and 15, 2011. These dates conflict with the monthly MCEDA Board meeting for July. It is the will of the MCEDA Board to have the MCEDA Staff poll the Board at a later date to determine an alternate Board meeting date for July 2011.

Mr. Coursey reported that it is time for the MCEDA Board to make three (3) appointments to the Madison County Business League Board of Directors. Mr. Harrington made a motion to reappoint Dick Hutchinson, Bill Guion and Calvin Harris for another year of service to the MCBL Board of Directors. After a second by Mr. Strain, the motion was unanimously approved.

Mr. Coursey reported that JoAnn Gordon and Nick Smerigan have made a request for MCEDA to assist in the marketing of the Mississippi Film Studios at Canton. The MCEDA Board would like to invite JoAnn Gordon the next MCEDA Board meeting to provide an update on the Movie Studio. Mr. Harrington made a motion to authorize the Mr. Coursey to provide up to \$5,000.00 in marketing support to the Canton Convention and Visitors Bureau for the Movie Studio. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported that Livingston Township was awarded a MCEDA Marketing Grant in the amount of \$2,500.00. Livingston has purchased grocery bags for the Farmer's Market. The cotton bags have the MCEDA logo imprinted inside of the bag. Mr. Coursey stated that Livingston also utilized these funds for banners and advertising.

Mr. Coursey reported that in regards to the Livingston Township Development and the MCCFC that the USDA loan originally submitted has been withdrawn and a new application has been submitted. It is the sense of the MCEDA Board that it is imperative that legal counsel determine who the Guarantor will be before MCEDA moves forward or engages in any contracts.

Mr. Harrington provided a report for the Entrepreneurial Joint Committee. Mr. Harrington stated that the committee is currently working on an event scheduled for September, 14, 2011 which will focus on growth companies. Mr. Harrington stated that one of the sponsors and presenters for this event will be the IRS. This event will be available to everyone that would like to attend.

Mr. Harris provided a report for the Canton Community Development Committee. Mr. Harris stated that the committee continues to look at areas of concern for the city of Canton. The committee also plans to communicate and coordinate with other area committees and commissions to determine the best plan of action for the committee going forward. Mr. Harris reported that the committee will participate in the upcoming Excel by 5 presentation.

Ms. Knight reported that an advertisement for bids on the Nissan Titan Truck has been scheduled to run in the Madison County Herald. Bids are set to be open on at 10:00am on June 30, 2011. Attorney Clark has been asked to research the option of auctioning the vehicle should there be a need to do so, due to insufficient bids.

Mr. Coursey reported that he has received the North East Madison County feasibility study conducted by the Mississippi State graduate students. Mr. Coursey stated that the recommendations of the report do not support the construction of a retail store in the Camden area. The main issue of concern is the need for a facility with gas pumps, however the current MCEDA budget does not allow for the installation of pumps. Additionally, Mr. Clark was advised to renew option with Tom Cook for northeast Madison County property. Mr. Harris will provide an update to Supervisor Paul Griffin.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the MCBL Annual Report and newsletter have been released. Ms. Collins reported that MCEDA, the MCBL and the United Way are partnering to implement the Excel by 5 program in Madison County. There will be an informational meeting on June 15. The purpose of this meeting will be to get enough interest garnered to get the coalition formed. Ms. Collins is also working on scheduling the MCBL Fall event.

Attorney Clark stated that the legal update has been covered in topics already discussed under new and old business.

Mr. Coursey stated that he does not have any specific travel requests at this time but would like to mention the possibility of travel to San Diego, CA, Shreveport, LA and Birmingham, AL for the purpose of touring incubator facilities.

Mr. Stringer reported that he has contacted the Madison County Tax Assessor's office regarding companies with tax exceptions that are nearing expiration. He has also contacted these businesses by letter to inform them of the upcoming change in status. Mr. Stringer attended the Flag Raising Ceremony of the newly acquired Faurecia Company, formerly Johnson Controls. He also visited K&S Wiring and BCI. Mr. Stringer is working with MDA to secure funding sources for BCI.

Ms. Knight reported that she has worked with Phillip LeRoux throughout the month to complete the annual audit. Ms. Knight has also worked with the Chancery Clerk's office regarding Ad

Valorem Tax Exemption follow up. Ms. Knight is also serving on the Canton Planning Committee which is focusing on unifying the plans and processes of Canton.

Mr. Coursey reported that he received a letter from Parkway East property owners regarding what MCEDA and its Executive Director can do to bring business to the area. It is the sense of the MCEDA board that MCEDA endorse the fact that there is a need for something of significance in the area. Additionally, the MCEDA Board appoints Jack Harrington, Bob Williams, Dick Hutchinson and Tim Coursey and members of the MCBL to be determined, to establish a proposed plan of action concerning the Parkway East properties.

There was a motion by Mr. Slaughter and second by Mr. Williams to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Harrington and a second by Mr. Guion to do so. This motion was adopted unanimously. Chairman Harris then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Harris convened an Executive Session for this purpose.

Mr. Harrington made a motion to adjourn Executive Session. After a second by Mr. Williams, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Williams made a motion to authorize Mr. Coursey to negotiate the sale of a minimum of 6 acres of MCEDA property at Gluckstadt at a fair market value rate. After a second by Mr. Harrington the motion was unanimously approved.

At 11:00, upon a motion made by Mr. Harrington seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

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Calvin Harris, Chairman

ATTEST:

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Lanny Slaughter, Secretary-Treasurer